HOUSING MARKET INFORMATION

HOUSING NOW TABLES
Winnipeg CMA

Date Released: December 2017

Canada

CMHC SCHL

Publication Update!

CMHC's Market Analysis Centre (MAC) is currently undertaking a review of its products suite in order to better serve our clients. Some of CMHC's products are being revamped and other new products are in the planning stages.

As a result, the ***Housing Now*** report has become the ***Housing Now Tables*** and will continue to deliver timely statistics on housing market conditions across Canada, including data on housing starts, completions, mortgage rates, new home prices, absorption rates and economic indicators.

In addition, CMHC will be launching a new publication named the ***Housing Market Insight***. This publication will provide insights, analysis and information to support informed decision making within the housing and housing finance sectors. The ***Housing Market Insight*** will be released shortly.

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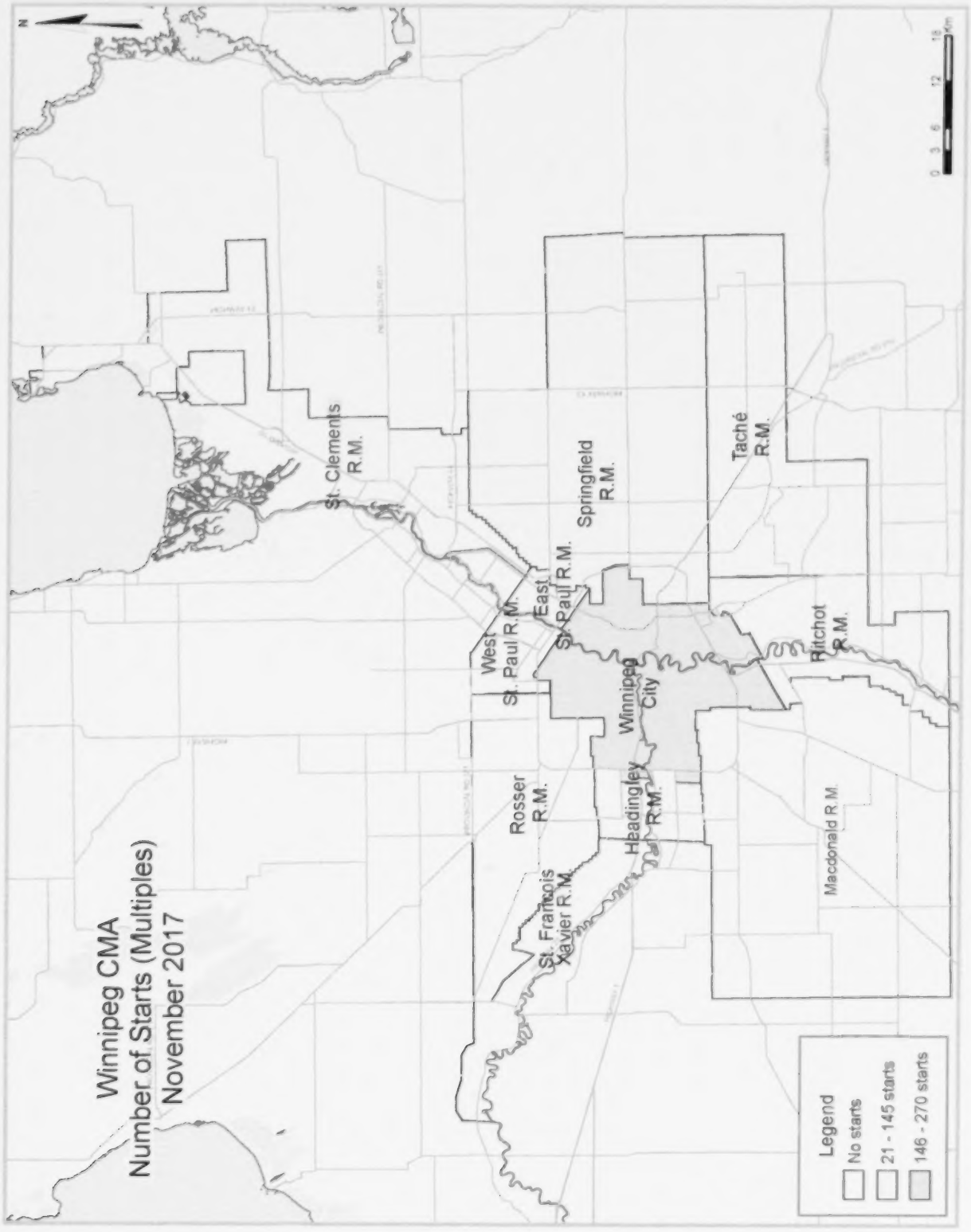
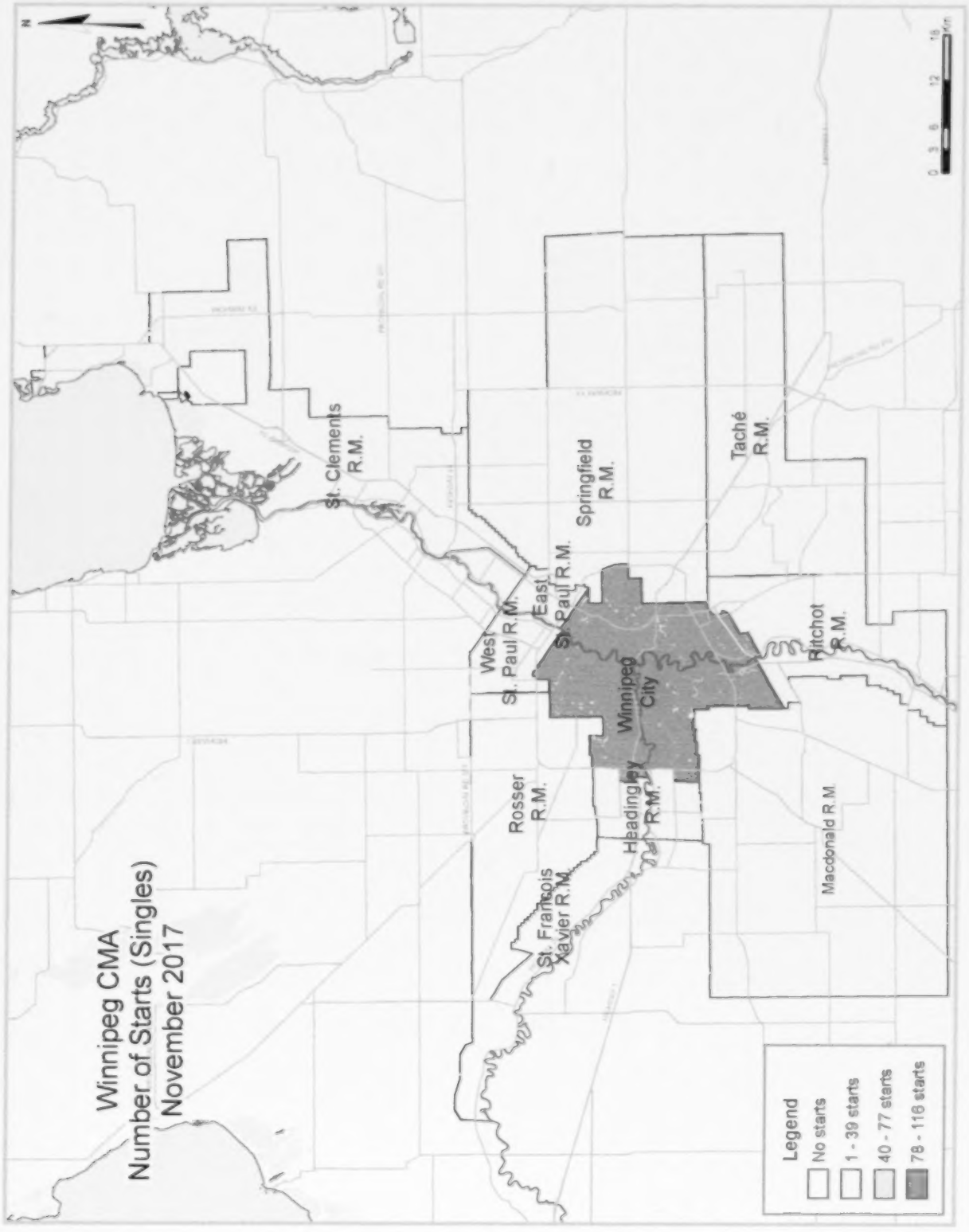
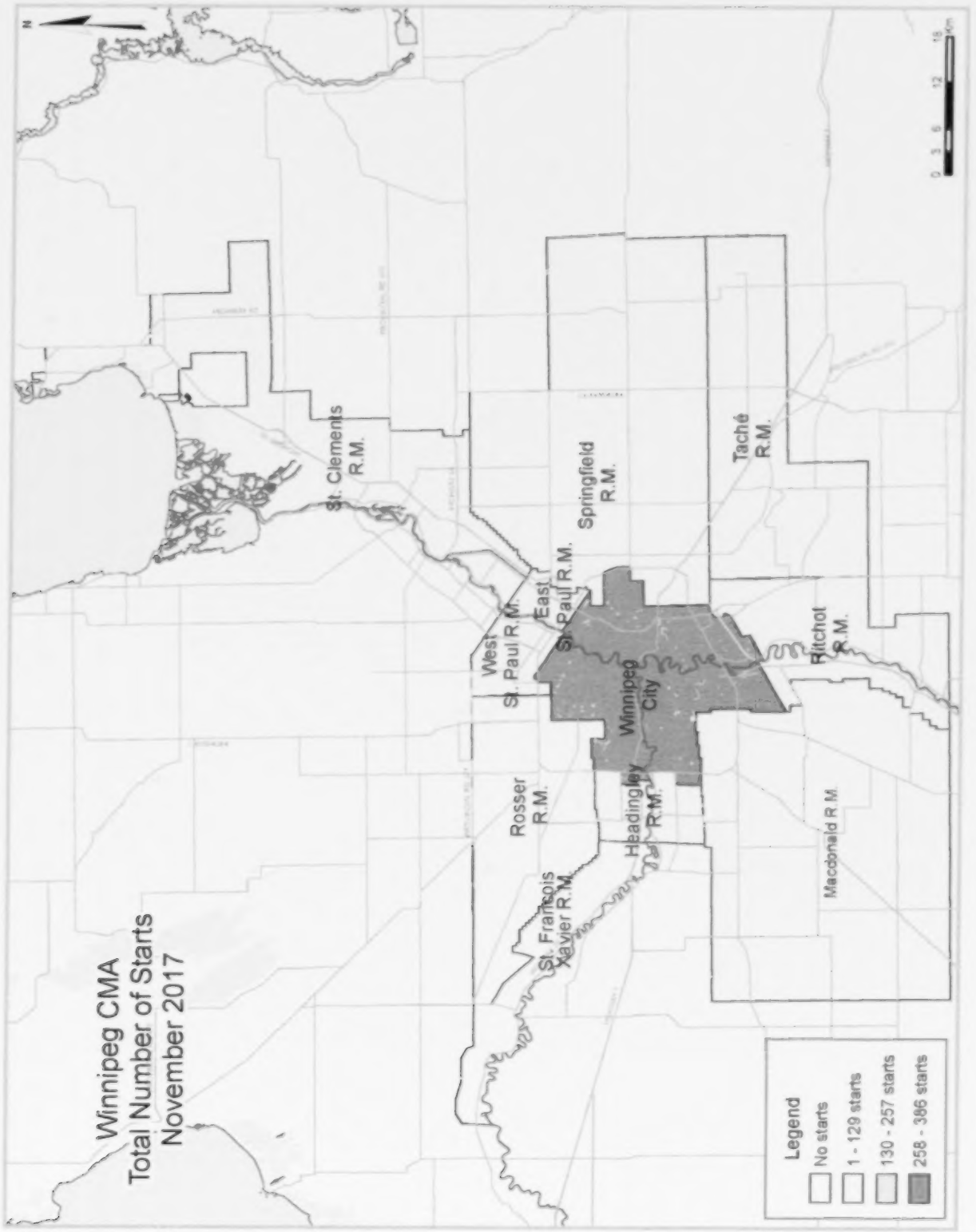
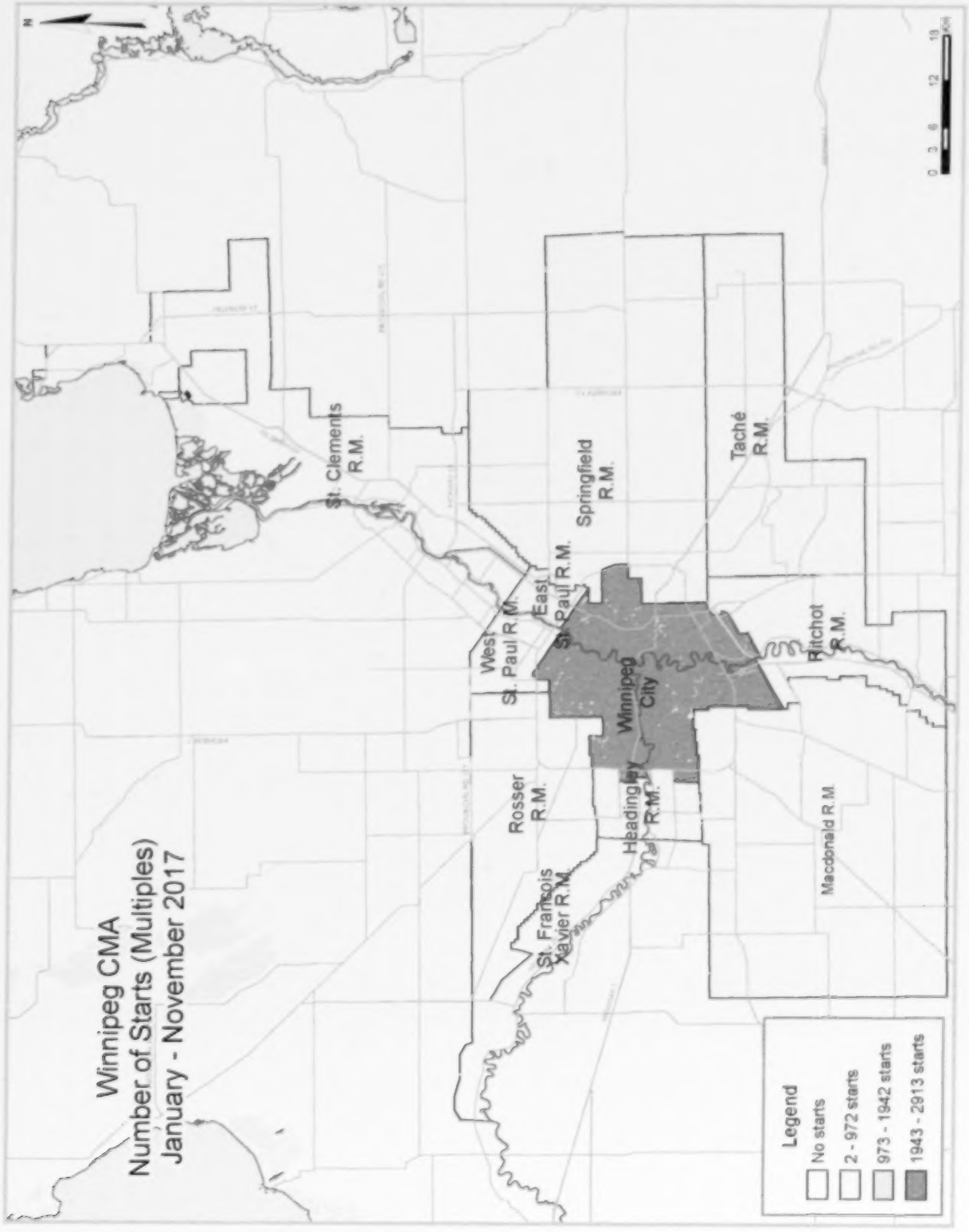
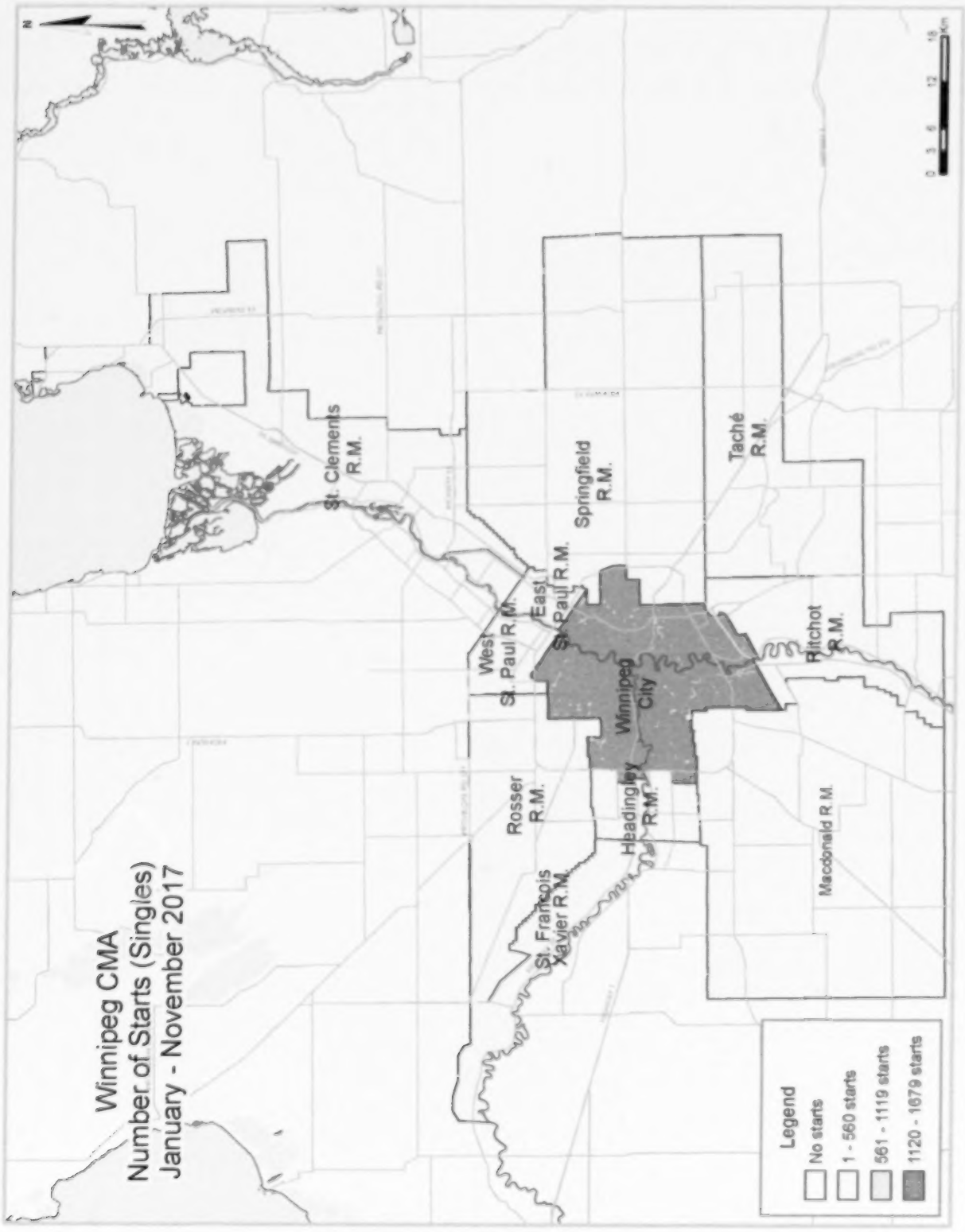
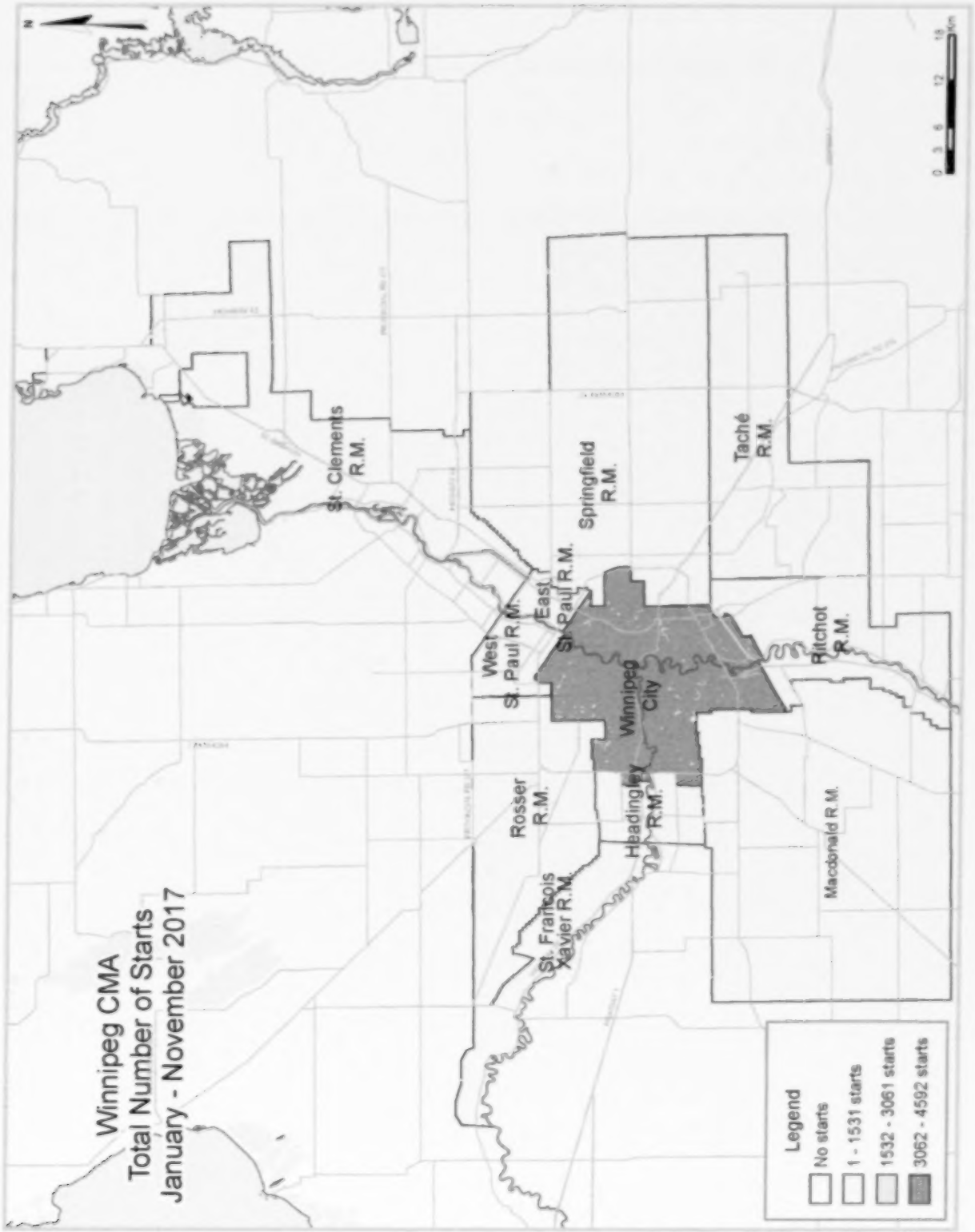

Winnipeg CMA
Number of Starts (Multiples)
November 2017
N
0 3 6 12 18 Km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. Francois Xavier R.M.
Macdonald R.M.
Legend
No starts
21 - 145 starts
146 - 270 starts


Winnipeg CMA
Number of Starts (Singles)
November 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 39 starts
40 - 77 starts
78 - 116 starts


Winnipeg CMA
Total Number of Starts
November 2017
N
0 3 6 12 18 km
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 129 starts
130 - 257 starts
258 - 386 starts


Winnipeg CMA
Number of Starts (Multiples)
January - November 2017
N
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
2 - 972 starts
973 - 1942 starts
1943 - 2913 starts


Winnipeg CMA
Number of Starts (Singles)
January - November 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 560 starts
561 - 1119 starts
1120 - 1679 starts


Winnipeg CMA
Total Number of Starts
January - November 2017
St. Clements R.M.
Springfield R.M.
Taché R.M.
West St. Paul R.M.
East St. Paul R.M.
Winnipeg City
Ritchot R.M.
Rosser R.M.
Headingley R.M.
St. François Xavier R.M.
Macdonald R.M.
Legend
No starts
1 - 1531 starts
1532 - 3061 starts
3062 - 4592 starts

HOUSING NOW REPORT TABLES

Available in ALL reports:

1	Housing Starts (SAAR and Trend)
1.1	Housing Activity Summary of CMA
2	Starts by Submarket and by Dwelling Type - Current Month or Quarter
2.1	Starts by Submarket and by Dwelling Type - Year-to-Date
3	Completions by Submarket and by Dwelling Type - Current Month or Quarter
3.1	Completions by Submarket and by Dwelling Type - Year-to-Date
4	Absorbed Single-Detached Units by Price Range

Available in SELECTED Reports:

1.2	Housing Activity Summary by Submarket
1.3	History of Housing Activity (once a year)
2.2	Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
2.3	Starts by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
2.4	Starts by Submarket and by Intended Market - Current Month or Quarter
2.5	Starts by Submarket and by Intended Market - Year-to-Date
3.2	Completions by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
3.3	Completions by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
3.4	Completions by Submarket and by Intended Market - Current Month or Quarter
3.5	Completions by Submarket and by Intended Market - Year-to-Date
4.1	Average Price ($) of Absorbed Single-Detached Units
5	MLS® Residential Activity
6	Economic Indicators

SYMBOLS

n/a	Not applicable
p	Totals may not add up due to co-operatives and unknown market types
**	Percent change > 200%
-	Nil
--	Amount too small to be expressed
SA	Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend) November 2017		
Winnipeg CMA[1]	October 2017	November 2017
Trend[2]	5,232	4,720
SAAR	3,307	5,334
	November 2016	November 2017
Actual		
November - Single-Detached	166	153
November - Multiples	291	291
November - Total	457	444
January to November - Single-Detached	1,728	2,091
January to November - Multiples	2,096	3,027
January to November - Total	3,824	5,118

Source: CMHC

[1] Census Metropolitan Area

[2] The trend is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Winnipeg CMA
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
November 2017	153	54	0	0	84	52	60	41	444
November 2016	166	14	0	0	10	89	4	174	457
% Change	-7.8	**	n/a	n/a	**	-41.6	**	-76.4	-2.8
Year-to-date 2017	2,089	376	7	2	426	1,204	93	921	5,118
Year-to-date 2016	1,725	168	7	3	280	482	90	1,069	3,824
% Change	21.1	123.8	0.0	-33.3	52.1	149.8	3.3	-13.8	33.8
UNDER CONSTRUCTION									
November 2017	1,356	286	3	0	292	1,351	168	1,919	5,375
November 2016	1,112	114	4	3	251	678	65	2,137	4,364
% Change	21.9	150.9	-25.0	-100.0	16.3	99.3	158.5	-10.2	23.2
COMPLETIONS									
November 2017	134	38	4	0	24	46	7	215	468
November 2016	200	10	0	1	48	320	31	443	1,053
% Change	-33.0	**	n/a	-100.0	-50.0	-85.6	-77.4	-51.5	-55.6
Year-to-date 2017	1,786	192	6	5	299	389	52	909	3,638
Year-to-date 2016	1,593	210	4	6	214	706	146	1,136	4,015
% Change	12.1	-8.6	50.0	-16.7	39.7	-44.9	-64.4	-20.0	-9.4
COMPLETED & NOT ABSORBED									
November 2017	227	30	6	1	38	192	n/a	n/a	494
November 2016	195	16	0	0	52	448	n/a	n/a	711
% Change	16.4	87.5	n/a	n/a	-26.9	-57.1	n/a	n/a	-30.5
ABSORBED									
November 2017	135	30	0	0	40	14	n/a	n/a	219
November 2016	172	14	0	1	22	105	n/a	n/a	314
% Change	-21.5	114.3	n/a	-100.0	81.8	-86.7	n/a	n/a	-30.3
Year-to-date 2017	1,773	184	0	4	303	507	n/a	n/a	2,771
Year-to-date 2016	1,640	230	7	8	245	640	n/a	n/a	2,770
% Change	8.1	-20.0	-100.0	-50.0	23.7	-20.8	n/a	n/a	0.0

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
STARTS									
Winnipeg City									
November 2017	116	54	0	0	84	52	60	20	386
November 2016	141	14	0	0	10	89	4	174	432
East St. Paul R.M.									
November 2017	6	0	0	0	0	0	0	0	6
November 2016	5	0	0	0	0	0	0	0	5
Headingley R.M.									
November 2017	5	0	0	0	0	0	0	0	5
November 2016	1	0	0	0	0	0	0	0	1
MacDonald R.M.									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	3	0	0	0	0	0	0	0	3
Ritchot R.M.									
November 2017	8	0	0	0	0	0	0	0	8
November 2016	2	0	0	0	0	0	0	0	2
Rosser R.M.									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	2	0	0	0	0	0	0	0	2
St. Francois Xavier R.M.									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2017	7	0	0	0	0	0	0	21	28
November 2016	5	0	0	0	0	0	0	0	5
Taché R.M.									
November 2017	8	0	0	0	0	0	0	0	8
November 2016	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	3	0	0	0	0	0	0	0	3
First Nations									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2017	153	54	0	0	84	52	60	41	444
November 2016	166	14	0	0	10	89	4	174	457

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
UNDER CONSTRUCTION									
Winnipeg City									
November 2017	1,097	280	0	0	292	1,337	161	1,898	5,065
November 2016	869	106	4	1	239	664	58	2,137	4,078
East St. Paul R.M.									
November 2017	31	0	0	0	0	0	0	0	31
November 2016	33	0	0	0	0	0	0	0	33
Headingley R.M.									
November 2017	21	0	0	0	0	0	7	0	28
November 2016	11	0	0	0	0	0	7	0	18
MacDonald R.M.									
November 2017	59	0	0	0	0	0	0	0	59
November 2016	43	0	0	2	8	0	0	0	53
Ritchot R.M.									
November 2017	37	0	0	0	0	14	0	0	51
November 2016	36	2	0	0	0	14	0	0	52
Rosser R.M.									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	1	0	0	0	0	0	0	0	1
St. Clements R.M.									
November 2017	32	0	0	0	0	0	0	0	32
November 2016	23	0	0	0	0	0	0	0	23
St. Francois Xavier R.M.									
November 2017	3	0	0	0	0	0	0	0	3
November 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2017	31	6	3	0	0	0	0	21	61
November 2016	37	6	0	0	0	0	0	0	43
Taché R.M.									
November 2017	23	0	0	0	0	0	0	0	23
November 2016	27	0	0	0	4	0	0	0	31
West St. Paul R.M.									
November 2017	22	0	0	0	0	0	0	0	22
November 2016	32	0	0	0	0	0	0	0	32
First Nations									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2017	1,356	286	3	0	292	1,351	168	1,919	5,375
November 2016	1,112	114	4	3	251	678	65	2,137	4,364

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETIONS									
Winnipeg City									
November 2017	96	36	0	0	24	46	0	191	393
November 2016	171	10	0	0	45	320	17	443	1,006
East St. Paul R.M.									
November 2017	5	0	0	0	0	0	0	0	5
November 2016	5	0	0	0	0	0	0	0	5
Headingley R.M.									
November 2017	3	0	0	0	0	0	7	0	10
November 2016	0	0	0	0	0	0	14	0	14
Macdonald R.M.									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	2	0	0	1	0	0	0	0	3
Ritchot R.M.									
November 2017	4	0	0	0	0	0	0	0	4
November 2016	5	0	0	0	0	0	0	0	5
Rosser R.M.									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
St. Clements R.M.									
November 2017	1	0	0	0	0	0	0	0	1
November 2016	5	0	0	0	0	0	0	0	5
St. Francois Xavier R.M.									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Springfield R.M.									
November 2017	11	2	0	0	0	0	0	0	13
November 2016	5	0	0	0	3	0	0	0	8
Tache R.M.									
November 2017	8	0	4	0	0	0	0	24	36
November 2016	4	0	0	0	0	0	0	0	4
West St. Paul R.M.									
November 2017	6	0	0	0	0	0	0	0	6
November 2016	3	0	0	0	0	0	0	0	3
First Nations									
November 2017	0	0	0	0	0	0	0	0	0
November 2016	0	0	0	0	0	0	0	0	0
Winnipeg CMA									
November 2017	134	38	4	0	24	46	7	215	468
November 2016	200	10	0	1	48	320	31	443	1,053

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
COMPLETED & NOT ABSORBED									
Winnipeg City									
November 2017	178	29	2	1	36	184	n/a	n/a	430
November 2016	164	8	0	0	50	438	n/a	n/a	660
East St. Paul R.M.									
November 2017	5	0	0	0	0	6	n/a	n/a	11
November 2016	1	0	0	0	0	0	n/a	n/a	1
Headingley R.M.									
November 2017	10	0	0	0	0	0	n/a	n/a	10
November 2016	2	0	0	0	0	0	n/a	n/a	2
MacDonald R.M.									
November 2017	9	1	0	0	2	0	n/a	n/a	12
November 2016	8	0	0	0	0	0	n/a	n/a	8
Ritchot R.M.									
November 2017	5	0	0	0	0	0	n/a	n/a	5
November 2016	3	0	0	0	0	1	n/a	n/a	4
Rosser R.M.									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2017	1	0	0	0	0	0	n/a	n/a	1
November 2016	3	0	0	0	0	0	n/a	n/a	3
St. Francois Xavier R.M.									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	1	0	0	0	0	0	n/a	n/a	1
Springfield R.M.									
November 2017	8	0	0	0	0	0	n/a	n/a	8
November 2016	6	8	0	0	2	0	n/a	n/a	16
Tache R.M.									
November 2017	6	0	4	0	0	2	n/a	n/a	12
November 2016	5	0	0	0	0	9	n/a	n/a	14
West St. Paul R.M.									
November 2017	5	0	0	0	0	0	n/a	n/a	5
November 2016	2	0	0	0	0	0	n/a	n/a	2
First Nations									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2017	227	30	6	1	38	192	n/a	n/a	494
November 2016	195	16	0	0	52	448	n/a	n/a	711

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
November 2017

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
ABSORBED									
Winnipeg City									
November 2017	100	27	0	0	40	13	n/a	n/a	180
November 2016	140	14	0	0	20	101	n/a	n/a	275
East St. Paul R.M.									
November 2017	7	0	0	0	0	1	n/a	n/a	8
November 2016	7	0	0	0	0	0	n/a	n/a	7
Headingley R.M.									
November 2017	3	0	0	0	0	0	n/a	n/a	3
November 2016	0	0	0	0	0	0	n/a	n/a	0
MacDonald R.M.									
November 2017	3	0	0	0	0	0	n/a	n/a	3
November 2016	3	0	0	1	0	0	n/a	n/a	4
Ritchot R.M.									
November 2017	4	0	0	0	0	0	n/a	n/a	4
November 2016	5	0	0	0	0	4	n/a	n/a	9
Rosser R.M.									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
St. Clements R.M.									
November 2017	1	0	0	0	0	0	n/a	n/a	1
November 2016	5	0	0	0	0	0	n/a	n/a	5
St. Francois Xavier R.M.									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
Springfield R.M.									
November 2017	8	3	0	0	0	0	n/a	n/a	11
November 2016	5	0	0	0	2	0	n/a	n/a	7
Tache R.M.									
November 2017	4	0	0	0	0	0	n/a	n/a	4
November 2016	4	0	0	0	0	0	n/a	n/a	4
West St. Paul R.M.									
November 2017	5	0	0	0	0	0	n/a	n/a	5
November 2016	3	0	0	0	0	0	n/a	n/a	3
First Nations									
November 2017	0	0	0	0	0	0	n/a	n/a	0
November 2016	0	0	0	0	0	0	n/a	n/a	0
Winnipeg CMA									
November 2017	135	30	0	0	40	14	n/a	n/a	219
November 2016	172	14	0	1	22	105	n/a	n/a	314

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.3: History of Housing Starts of Winnipeg CMA 2007 - 2016

	Ownership						Rental		Total*
	Freehold			Condominium					
	Single	Semi	Row, Apt. & Other	Single	Row and Semi	Apt. & Other	Single, Semi, and Row	Apt. & Other	
2016	1,855	184	7	3	280	534	90	1,101	4,054
% Change	12.6	-25.2	75.0	200.0	2.9	-7.6	-41.6	-26.5	-7.9
2015	1,648	246	4	1	272	578	154	1,497	4,400
% Change	-12.0	108.5	-42.9	-75.0	-28.8	-52.2	**	147.8	3.6
2014	1,872	118	7	4	382	1,210	51	604	4,248
% Change	-15.1	7.3	n/a	-71.4	-8.6	5.1	45.7	-21.9	-9.7
2013	2,204	110	0	14	418	1,151	35	773	4,705
% Change	4.2	61.8	-100.0	0.0	77.9	46.4	n/a	-8.4	15.7
2012	2,115	68	3	14	235	786	0	844	4,065
% Change	7.4	112.5	-25.0	-56.3	32.0	159.4	-100.0	28.9	22.0
2011	1,970	32	4	32	178	303	157	655	3,331
% Change	4.1	14.3	n/a	14.3	17.9	-10.1	**	-18.5	2.7
2010	1,893	28	0	28	151	337	3	804	3,244
% Change	27.6	7.7	n/a	33.3	64.1	**	-57.1	113.8	59.6
2009	1,484	26	0	21	92	27	7	376	2,033
% Change	-22.5	-7.1	n/a	40.0	-22.7	-95.4	n/a	16.8	-32.4
2008	1,915	28	0	15	119	586	0	322	3,009
% Change	4.3	180.0	n/a	-53.1	32.2	-2.3	-100.0	-59.3	-10.7
2007	1,836	10	0	32	90	600	11	792	3,371

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Winnipeg City	116	141	54	16	144	12	72	263	386	432	-10.6
East St. Paul R.M.	6	5	0	0	0	0	0	0	6	5	20.0
Headingley R.M.	5	1	0	0	0	0	0	0	5	1	**
MacDonald R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
Ritchot R.M.	8	2	0	0	0	0	0	0	8	2	**
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	2	0	0	0	0	0	0	1	2	-50.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	7	5	0	0	0	0	21	0	28	5	**
Tache R.M.	8	4	0	0	0	0	0	0	8	4	100.0
West St. Paul R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	153	166	54	16	144	12	93	263	444	457	-2.8

Table 2.1: Starts by Submarket and by Dwelling Type
January - November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,679	1,393	368	172	487	295	2,058	1,537	4,592	3,397	35.2
East St. Paul R.M.	39	35	0	0	0	0	8	0	47	35	34.3
Headingley R.M.	30	13	0	0	28	42	0	0	58	55	5.5
MacDonald R.M.	101	72	2	2	0	6	0	0	103	80	28.8
Ritchot R.M.	58	47	0	4	0	0	14	14	72	65	10.8
Rosser R.M.	1	3	0	0	0	0	0	0	1	3	-66.7
St. Clements R.M.	39	33	0	0	0	0	0	0	39	33	18.2
St. Francois Xavier R.M.	4	0	0	0	0	0	0	0	4	0	n/a
Springfield R.M.	72	60	10	14	3	6	21	0	106	80	32.5
Tache R.M.	45	39	0	0	4	4	24	0	73	43	69.8
West St. Paul R.M.	23	33	0	0	0	0	0	0	23	33	-30.3
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	2,091	1,728	380	192	522	353	2,125	1,551	5,118	3,824	33.8

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Winnipeg City	84	8	60	4	52	89	20	174
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	0	0	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	0	0	0	0	0	21	0
Tache R.M.	0	0	0	0	0	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	84	8	60	4	52	89	41	174

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	394	240	93	55	1,158	468	900	1,069
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	28	7	0	35	0	0	0	0
MacDonald R.M.	0	6	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	14	14	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	3	6	0	0	0	0	21	0
Tache R.M.	4	4	0	0	24	0	0	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	429	263	93	90	1,204	482	921	1,069

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Winnipeg City	170	155	136	99	80	178	386	432
East St. Paul R.M.	6	5	0	0	0	0	6	5
Headingley R.M.	5	1	0	0	0	0	5	1
MacDonald R.M.	1	3	0	0	0	0	1	3
Ritchot R.M.	8	2	0	0	0	0	8	2
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	2	0	0	0	0	1	2
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	7	5	0	0	21	0	28	5
Tache R.M.	8	4	0	0	0	0	8	4
West St. Paul R.M.	1	3	0	0	0	0	1	3
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	207	180	136	99	101	178	444	457

Table 2.5: Starts by Submarket and by Intended Market
January - November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	2,041	1,542	1,558	731	993	1,124	4,592	3,397
East St. Paul R.M.	39	35	8	0	0	0	47	35
Headingley R.M.	30	20	28	0	0	35	58	55
MacDonald R.M.	103	70	0	10	0	0	103	80
Ritchot R.M.	58	51	14	14	0	0	72	65
Rosser R.M.	1	3	0	0	0	0	1	3
St. Clements R.M.	39	33	0	0	0	0	39	33
St. Francois Xavier R.M.	4	0	0	0	0	0	4	0
Springfield R.M.	85	74	0	6	21	0	106	80
Tache R.M.	49	39	24	4	0	0	73	43
West St. Paul R.M.	23	33	0	0	0	0	23	33
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	2,472	1,900	1,632	765	1,014	1,159	5,118	3,824

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	% Change
Winnipeg City	96	172	36	12	24	59	237	763	393	1,006	-60.9
East St. Paul R.M.	5	5	0	0	0	0	0	0	5	5	0.0
Headingley R.M.	3	0	0	0	7	14	0	0	10	14	-28.6
MacDonald R.M.	0	3	0	0	0	0	0	0	0	3	-100.0
Ritchot R.M.	4	5	0	0	0	0	0	0	4	5	-20.0
Rosser R.M.	0	0	0	0	0	0	0	0	0	0	n/a
St. Clements R.M.	1	5	0	0	0	0	0	0	1	5	-80.0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0	0	0	n/a
Springfield R.M.	11	5	2	0	0	3	0	0	13	8	62.5
Tache R.M.	8	4	0	0	4	0	24	0	36	4	**
West St. Paul R.M.	6	3	0	0	0	0	0	0	6	3	100.0
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	134	202	38	12	35	76	261	763	468	1,053	-55.6

Table 3.1: Completions by Submarket and by Dwelling Type
January - November 2017

Submarket	Single		Semi		Row		Apt. & Other		Total		
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	% Change
Winnipeg City	1,410	1,257	190	254	305	249	1,254	1,842	3,159	3,602	-12.3
East St. Paul R.M.	37	37	0	0	0	0	8	0	45	37	21.6
Headingley R.M.	25	16	0	0	21	35	0	0	46	51	-9.8
MacDonald R.M.	85	56	4	0	7	0	0	0	96	56	71.4
Ritchot R.M.	52	27	2	4	0	6	14	0	68	37	83.8
Rosser R.M.	2	3	0	0	0	0	0	0	2	3	-33.3
St. Clements R.M.	32	65	0	0	0	0	0	0	32	65	-50.8
St. Francois Xavier R.M.	1	1	0	0	0	0	0	0	1	1	0.0
Springfield R.M.	69	69	8	14	0	6	0	0	77	89	-13.5
Tache R.M.	46	31	0	0	8	4	24	0	78	35	122.9
West St. Paul R.M.	34	39	0	0	0	0	0	0	34	39	-12.8
First Nations	0	0	0	0	0	0	0	0	0	0	n/a
Winnipeg CMA	1,793	1,601	204	272	341	300	1,300	1,842	3,638	4,015	-9.4

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Winnipeg City	24	43	0	16	46	320	191	443
East St. Paul R.M.	0	0	0	0	0	0	0	0
Headingley R.M.	0	0	7	14	0	0	0	0
MacDonald R.M.	0	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	0	0	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	3	0	0	0	0	0	0
Tache R.M.	4	0	0	0	0	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	28	46	7	30	46	320	215	443

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - November 2017

Submarket	Row				Apt. & Other			
	Freehold and Condominium		Rental		Freehold and Condominium		Rental	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	276	154	29	95	369	706	885	1,136
East St. Paul R.M.	0	0	0	0	8	0	0	0
Headingley R.M.	0	0	21	35	0	0	0	0
MacDonald R.M.	7	0	0	0	0	0	0	0
Ritchot R.M.	0	0	0	6	14	0	0	0
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	0	0	0	0	0	0	0	0
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	0	6	0	0	0	0	0	0
Tache R.M.	8	4	0	0	0	0	24	0
West St. Paul R.M.	0	0	0	0	0	0	0	0
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	291	164	50	136	391	706	909	1,136

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016	Nov 2017	Nov 2016
Winnipeg City	132	181	70	365	191	460	393	1,006
East St. Paul R.M.	5	5	0	0	0	0	5	5
Headingley R.M.	3	0	0	0	7	14	10	14
MacDonald R.M.	0	2	0	1	0	0	0	3
Ritchot R.M.	4	5	0	0	0	0	4	5
Rosser R.M.	0	0	0	0	0	0	0	0
St. Clements R.M.	1	5	0	0	0	0	1	5
St. Francois Xavier R.M.	0	0	0	0	0	0	0	0
Springfield R.M.	13	5	0	3	0	0	13	8
Tache R.M.	12	4	0	0	24	0	36	4
West St. Paul R.M.	6	3	0	0	0	0	6	3
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	176	210	70	369	222	474	468	1,053

Table 3.5: Completions by Submarket and by Intended Market
January - November 2017

Submarket	Freehold		Condominium		Rental		Total*	
	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016	YTD 2017	YTD 2016
Winnipeg City	1,587	1,448	656	915	916	1,239	3,159	3,602
East St. Paul R.M.	37	37	8	0	0	0	45	37
Headingley R.M.	25	16	0	0	21	35	46	51
MacDonald R.M.	85	51	11	5	0	0	96	56
Ritchot R.M.	54	31	14	0	0	6	68	37
Rosser R.M.	2	3	0	0	0	0	2	3
St. Clements R.M.	32	65	0	0	0	0	32	65
St. Francois Xavier R.M.	1	1	0	0	0	0	1	1
Springfield R.M.	77	81	0	6	0	2	77	89
Tache R.M.	50	35	4	0	24	0	78	35
West St. Paul R.M.	34	39	0	0	0	0	34	39
First Nations	0	0	0	0	0	0	0	0
Winnipeg CMA	1,984	1,807	693	926	961	1,282	3,638	4,015

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Winnipeg City													
November 2017	15	15.5	25	25.8	29	29.9	18	18.6	10	10.3	97	-	415,055
November 2016	25	18.9	57	43.2	20	15.2	22	16.7	8	6.1	132	-	401,662
Year-to-date 2017	296	21.7	316	23.2	346	25.3	177	13.0	230	16.8	1,365	425,000	433,637
Year-to-date 2016	267	21.5	427	34.4	229	18.5	143	11.5	174	14.0	1,240	397,500	418,473
East St. Paul R.M.													
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	4	100.0	4	-	562,475
November 2016	0	0.0	1	20.0	0	0.0	1	20.0	3	60.0	5	-	647,380
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	13	100.0	13	-	562,475
Year-to-date 2016	0	0.0	1	4.8	0	0.0	1	4.8	19	90.5	21	-	647,380
Headingley R.M.													
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	3	100.0	3	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	14	100.0	14	-	-
Year-to-date 2016	0	0.0	0	0.0	2	33.3	0	0.0	4	66.7	6	-	-
MacDonald R.M.													
November 2017	0	0.0	0	0.0	1	33.3	1	33.3	1	33.3	3	-	-
November 2016	3	75.0	0	0.0	1	25.0	0	0.0	0	0.0	4	-	324,372
Year-to-date 2017	22	28.2	5	6.4	12	15.4	13	16.7	26	33.3	78	450,000	448,666
Year-to-date 2016	14	23.3	0	0.0	14	23.3	7	11.7	25	41.7	60	-	462,837
Ritchot R.M.													
November 2017	2	50.0	1	25.0	1	25.0	0	0.0	0	0.0	4	-	333,725
November 2016	3	100.0	0	0.0	0	0.0	0	0.0	0	0.0	3	-	-
Year-to-date 2017	16	34.8	21	45.7	2	4.3	0	0.0	7	15.2	46	-	401,805
Year-to-date 2016	4	23.5	11	64.7	0	0.0	0	0.0	2	11.8	17	-	-
Rosser R.M.													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
St. Clements R.M.													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	2	100.0	0	0.0	0	0.0	0	0.0	0	0.0	2	-	-
Year-to-date 2016	5	62.5	1	12.5	0	0.0	1	12.5	1	12.5	8	-	-
St. Francois Xavier R.M.													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	1	50.0	0	0.0	1	50.0	0	0.0	2	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
November 2017

Submarket	Price Ranges										Total	Median Price ($)	Average Price ($)
	< $350,000		$350,000 - $399,999		$400,000 - $449,999		$450,000 - $499,999		$500,000 +				
	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)	Units	Share (%)			
Springfield R.M.													
November 2017	0	0.0	5	83.3	0	0.0	1	16.7	0	0.0	6	-	397,417
November 2016	0	0.0	1	100.0	0	0.0	0	0.0	0	0.0	1	-	-
Year-to-date 2017	3	7.0	21	48.8	7	16.3	8	18.6	4	9.3	43	-	413,006
Year-to-date 2016	4	11.8	7	20.6	14	41.2	2	5.9	7	20.6	34	-	432,555
Tache R.M.													
November 2017	1	33.3	2	66.7	0	0.0	0	0.0	0	0.0	3	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	16	55.2	9	31.0	3	10.3	1	3.4	0	0.0	29	-	350,380
Year-to-date 2016	10	58.8	6	35.3	1	5.9	0	0.0	0	0.0	17	-	-
West St. Paul R.M.													
November 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	0.0	0	0.0	0	0.0	0	0.0	2	100.0	2	-	-
Year-to-date 2016	0	0.0	2	20.0	1	10.0	0	0.0	7	70.0	10	-	600,000
First Nations													
November 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
November 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2017	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Year-to-date 2016	0	n/a	0	n/a	0	n/a	0	n/a	0	n/a	0	-	-
Winnipeg CMA													
November 2017	18	14.8	33	27.0	31	25.4	20	16.4	20	16.4	122	-	437,998
November 2016	31	21.4	59	40.7	21	14.5	23	15.9	11	7.6	145	-	406,631
Year-to-date 2017	355	22.3	373	23.4	370	23.2	200	12.5	296	18.6	1,594	425,000	436,671
Year-to-date 2016	304	21.5	455	32.2	261	18.5	154	10.9	239	16.9	1,413	400,000	424,842

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price ($) of Absorbed Single-detached Units
November 2017

Submarket	Nov 2017	Nov 2016	% Change	YTD 2017	YTD 2016	% Change
Winnipeg City	415,055	401,662	3.3	433,637	418,473	3.6
East St. Paul R.M.	562,475	647,380	-13.1	562,475	647,380	-13.1
Headingley R.M.	-	-	n/a	-	-	n/a
MacDonald R.M.	-	324,372	n/a	448,666	462,837	-3.1
Ritchot R.M.	333,725	-	n/a	401,805	-	n/a
Rosser R.M.	-	-	n/a	-	-	n/a
St. Clements R.M.	-	-	n/a	-	-	n/a
St. Francois Xavier R.M.	-	-	n/a	-	-	n/a
Springfield R.M.	397,417	-	n/a	413,006	432,555	-4.5
Tache R.M.	-	-	n/a	350,380	-	n/a
West St. Paul R.M.	-	-	n/a	-	600,000	n/a
First Nations	-	-	n/a	-	-	n/a
Winnipeg CMA	437,998	406,631	7.7	436,671	424,842	2.8

Source: CMHC (Market Absorption Survey)

Figure 5.1: MLS® Residential Average Price for Winnipeg

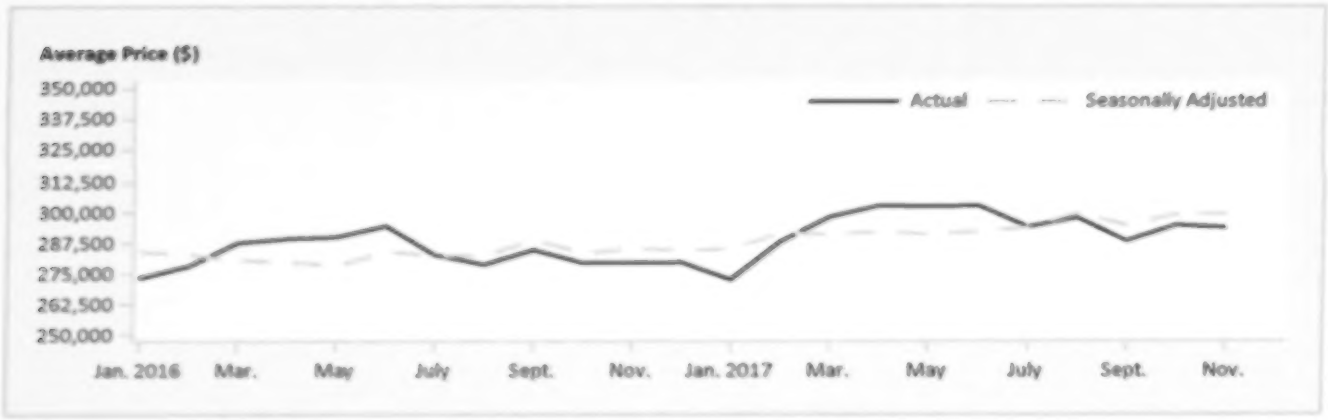


Figure 5.2: MLS® Residential Sales for Winnipeg

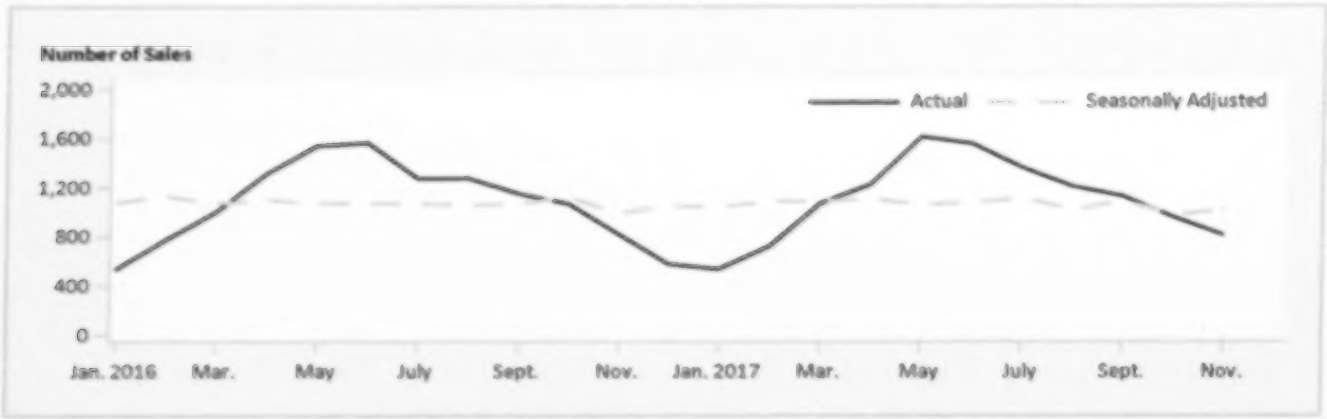
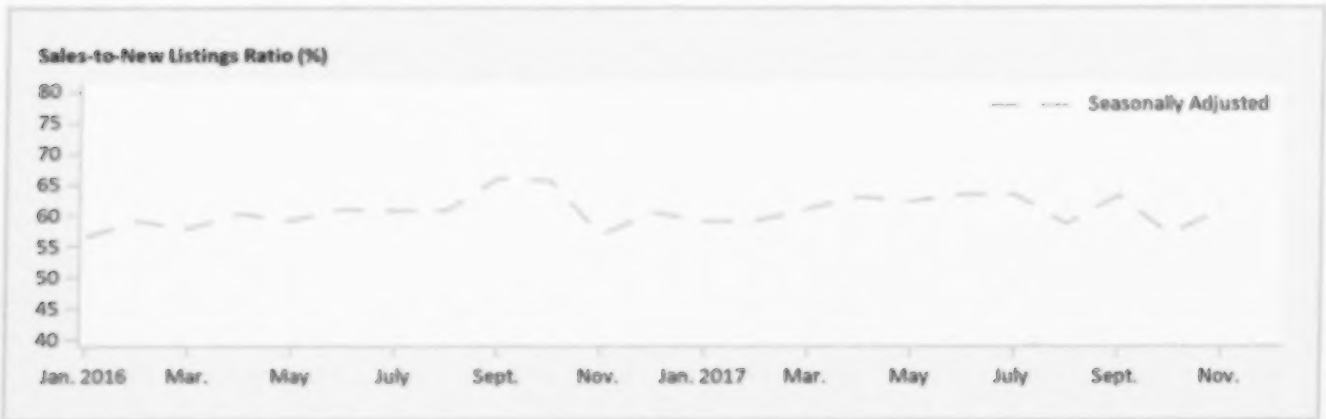


Figure 5.3: MLS® Residential Sales- to- New Listings Ratio for Winnipeg



MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

Source: CREA / Haver Analytics

Table 6: Economic Indicators
November 2017

		Interest Rates			NHPI, Total, Winnipeg CMA 2016.12 =100	CPI, 2002 =100	Winnipeg Labour Market			
		P & I Per $100,000	Mortgage Rates (%)				Employment SA (,000)	Unemployment Rate (%) SA	Participation Rate (%) SA	Average Weekly Earnings ($)
			1 Yr. Term	5 Yr. Term						
2016	January	561	3.14	4.64	97.9	126.7	423	6.4	68.8	864
	February	561	3.14	4.64	97.9	126.4	424	6.3	68.8	866
	March	561	3.14	4.64	98.1	127.6	425	6.3	68.8	866
	April	561	3.14	4.64	98.3	127.8	426	6.3	68.8	864
	May	561	3.14	4.64	98.5	128.6	426	6.2	68.7	861
	June	561	3.14	4.64	98.7	129.6	425	6.3	68.6	862
	July	567	3.14	4.74	98.9	128.8	425	6.5	68.6	863
	August	567	3.14	4.74	99.0	128.9	424	6.6	68.4	860
	September	561	3.14	4.64	99.4	128.8	424	6.6	68.3	856
	October	561	3.14	4.64	99.9	129.2	425	6.8	68.4	848
	November	561	3.14	4.64	100.0	127.7	425	6.9	68.5	846
	December	561	3.14	4.64	100.0	127.6	426	6.9	68.6	849
2017	January	561	3.14	4.64	100.3	129.4	426	6.7	68.3	861
	February	561	3.14	4.64	100.5	129.3	426	6.7	68.3	870
	March	561	3.14	4.64	100.5	129.7	426	6.5	68.0	883
	April	561	3.14	4.64	101.3	130.1	426	6.3	67.8	886
	May	561	3.14	4.64	101.8	130.0	428	5.9	67.6	889
	June	561	3.14	4.64	102.2	129.9	430	5.8	67.8	887
	July	573	3.14	4.84	102.3	129.8	434	5.6	68.1	885
	August	573	3.14	4.84	102.6	130.1	436	5.4	68.2	885
	September	575	3.09	4.89	102.9	130.6	435	5.5	68.0	886
	October	581	3.24	4.99	103.0	131.1	434	5.6	67.8	886
	November	581	3.24	4.99		131.7	433	5.7	67.7	884
	December									

"P & I" means Principal and Interest (assumes $100,000 mortgage amortized over 25 years using current 5 year interest rate)
"NHPI" means New Housing Price Index
"CPI" means Consumer Price Index
"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology
The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2016 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology
The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A "**dwelling unit**", for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A "**start**", for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units "**under construction**" as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A "**completion**", for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term "**absorbed**" means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a population centre (known as the core). A CMA must have a total population of at least 100,000 of which 50,000 or more must live in the core based on adjusted data from the previous Census of Population Program. A CA must have a core population of at least 10,000 also based on data from the previous Census of Population Program. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the core, as measured by commuting flows derived from data on place of work from the previous Census Program.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

2017 data based on 2016 Census Definitions. 2012-2016 data based on 2011 Census Definitions. 2007-2011 data based on 2006 Census Definitions.

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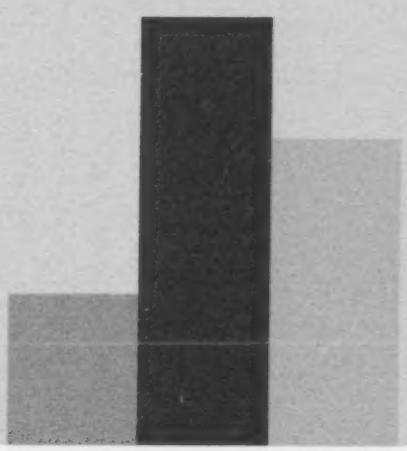

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